

CITY PLANNING BOARD
Springfield, Ohio
Wednesday September 9, 2020
7:00 P.M.
Virtual Meeting

Meeting Minutes
(Summary Format)

Chairperson Charlene Roberge called the meeting to order at 7:00 P.M.

MEMBERS Ms. Kathryn Lewis-Campbell, Mr. Charles Harris, Ms. Amanda Fleming, Mr. Alex Wendt, Mr. Jack Spencer, and Ms. Charlene Roberge.

MEMBERS ABSENT: Mr. James Smith and Ms. Trisha George.

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator and other interested parties.

SUBJECT: Meeting minutes approval – August 10, 2020

Ms. Roberge asked for a motion to approve the minutes.

Ms. Fleming made a motion to approve the minutes. Seconded by Mr. Wendt.

The minutes were approved by voice vote.

Case # 20-Z-05 Development Plan Request to approve a development plan from Redwood USA, LLC for a multi-family development at 3641 Middle Urbana Road in a RM-44, High-Density, Multi-Family Residence District.

Mr. Thompson gave the staff report.

Ms. Roberge questioned if the access to the development would be off of Kingsgate Road and if the road would go all the way through.

Mr. Thompson stated that was correct and showed on the map where the road would be located.

Ms. Roberge questioned if the city would be responsible for maintaining the road all the way through.

Mr. Thompson stated that was correct.

Ms. Roberge asked if the board has any further questions for Mr. Thompson. Hearing none, Ms. Roberge asked if the applicant wished to speak.

Mr. Gregory Thurman, acquisition manager for Redwood Southwest Ohio.

Mr. Thurman went through a PowerPoint presentation. Here are some of the main points Mr. Thurman made throughout his presentation:

- Single story low density apartment neighborhoods since 1991.
- 12,000 units owned and managed across portfolio.
- 98% leased portfolio.
- Resident focused and community oriented.
- 24/7 on-site professional management.
- Distinctive open floor plans with two bedrooms, two full baths, private attached 2 car garages with direct entry, eat in kitchen, personal outdoor patios, private concrete streets with sidewalks and no parking on the road.
- All developments have landscaping and irrigation systems.
- Empty nester and young professionals live in their communities.
- Rent cost between \$1500-\$1900.
- Applicants are required to submit background and credit checks.
- Peace, Quiet and Comfort.
- Architecturally designed well.

Ms. Roberge asked if there were any complaints.

Mr. Thompson stated there were no complaints.

Ms. Fleming asked what made the applicant interested in building in Springfield.

Mr. Thurman explained the different markets they had in Dayton and Cincinnati. Mr. Thurman explained they liked to skip to every other exit and find pockets of demographics with incomes that are adequate to be able to afford an upscale apartment. Mr. Thurman explained they look for quality aged housing. Mr. Thurman explained they look into population as well.

Ms. Roberge asked if the board had any further questions for the applicant. Hearing none, Ms. Roberge asked if there was anyone else that wished to speak.

Mr. Andrew Helmuth. Springfield business owner and resident.

Mr. Helmuth explained the road going to the development would be a public road up to the property line. Mr. Helmuth explained there was an agreement fifteen years ago with the senior apartments to connect the roads to give the access from Kingsgate Road.

Ms. Kathy Hayes, Executive Director of the North Point Senior Apartments.

Ms. Hayes questioned how close the apartments would be to the resident's patios at North Point. Ms. Hayes explained they were very concerned about it.

Mr. Thompson explained there was a ten-foot side yard plus and additional forty-foot buffer. Mr. Thompson stated the buildings would be at least fifty foot from the property line.

Ms. Hayes stated she was unable to read that on the map but that made her feel better.

Mr. Thurman stated it would actually be forty-foot.

Ms. Hayes asked if there would be something done about the drainage issue.

Mr. Thurman explained there be a huge draw in the middle going towards the retention pond, most of the site does not go towards the senior center. Mr. Thurman explained there will be a huge swale on the property directing the water to go towards the storm water runoff.

Ms. Hayes asked if there would be any type of barrier between the property lines.

Mr. Thurman explained it would be open with landscaping.

Ms. Hayes explained the residents had concerns about the property no longer being peaceful and quiet.

Mr. Thurman explained the property would be heavily landscaped and would provide privacy.

Ms. Roberge asked if there were any further questions. Hearing none, Ms. Roberge asked for a motion.

MOTION: Motion by Ms. Fleming to approve the development plan for 3641 Middle Urbana Road. Seconded by Mr. Wendt.

YEAS: Ms. Lewis-Campbell, Mr. Spencer, Mr. Harris, Mr. Wendt, Ms. Fleming, and Ms. Roberge.

NAYS: None.

Motion approved.

SUBJECT: Board Comments.
None.

SUBJECT: Staff Comments.
None.

SUBJECT: Adjournment

Motion to adjourn by Ms. Fleming. Seconded by Ms. Lewis-Campbell.

Approved by voice vote. Adjourned at 7:28 P.M.

<i>Charlene Roberge</i>	dotloop verified 02/26/21 1:45 PM EST THJV-5C8L-96Y3-VMRU
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Ms. Charlene Roberge, Chair.

Mr. Jack Spencer, Vice-Chairperson.